

FINAL PLAT
FOR
CHAPARRAL VISTA

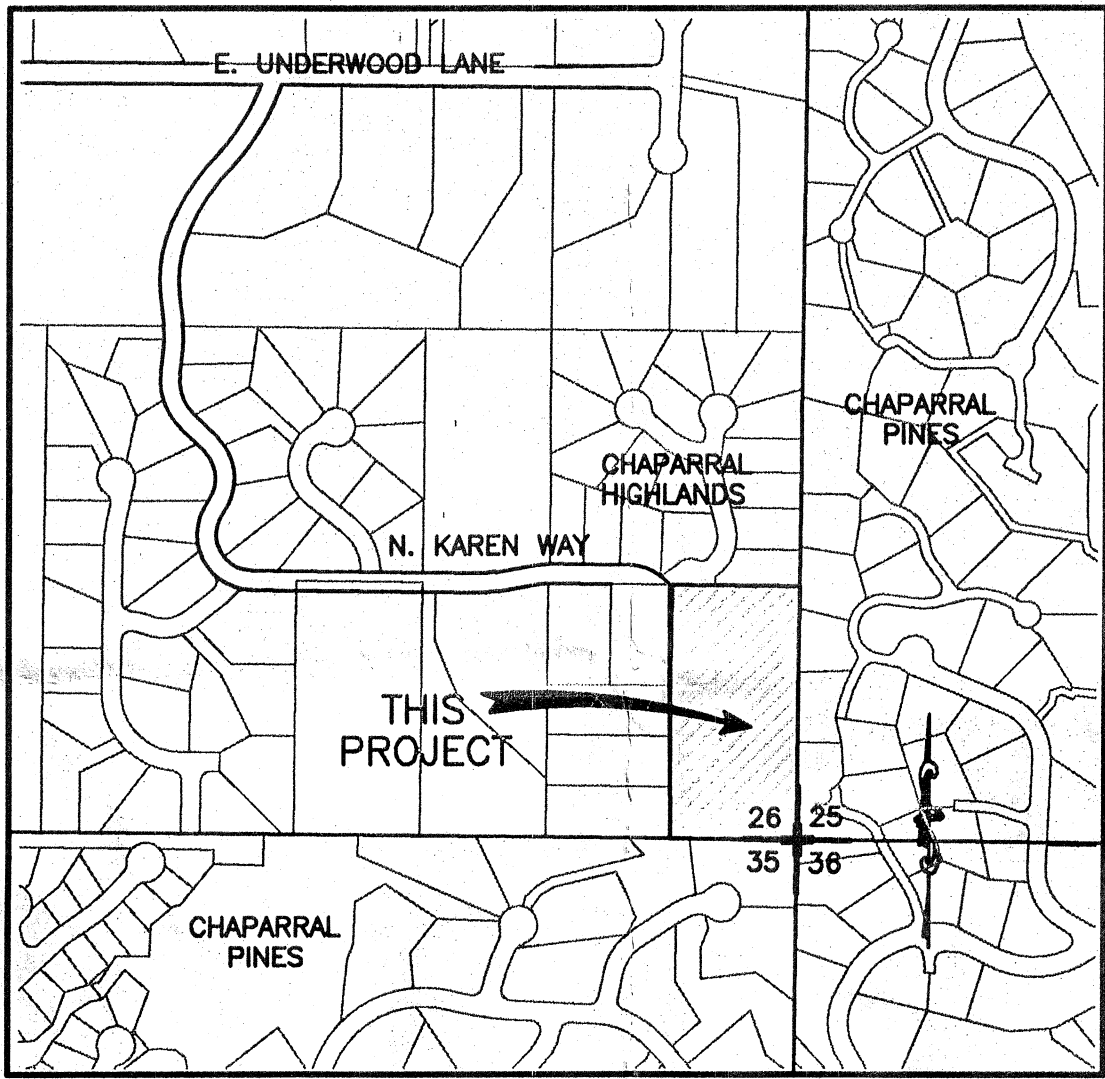
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 26,
TOWNSHIP 11 NORTH, RANGE 10 EAST OF THE GILA & SALT RIVER MERIDIAN,
TOWN OF PAYSON, GILA COUNTY, ARIZONA.

OWNER/DEVELOPER

CHRIS MARTIN
SCOVERN LLC
5495 PARKFORD CIRCLE
GRANITE BAY, CA 95746
PH: (858) 349-8931

GENERAL NOTES

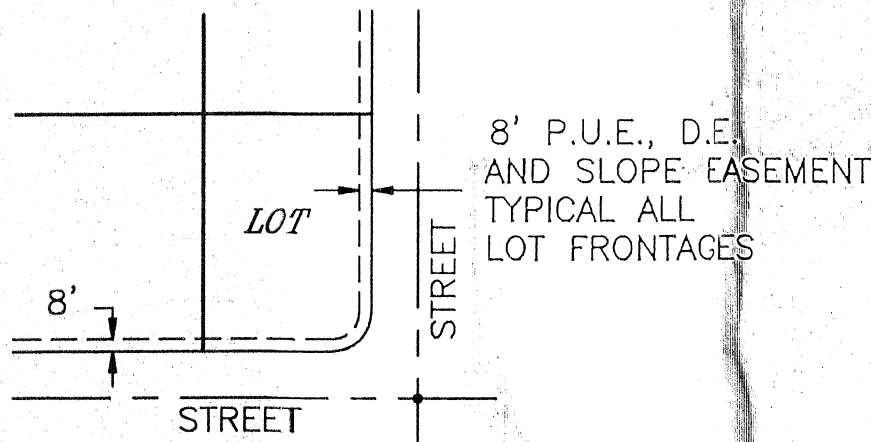
- ALL LOT CORNERS INCLUDING BEGINNING AND ENDING OF CURVES WILL BE MONUMENTED WITH 5/8" REBAR WITH TAG RLS 12314.
- ALL MAINTENANCE AND REPAIR OF STORM WATER AND DRAINAGE FACILITIES IN THIS DEVELOPMENT, WITHIN OR WITHOUT A DRAINAGE EASEMENT, IS THE RESPONSIBILITY OF THE PROPERTY OWNER WHERE THE STORM WATER OR DRAINAGE FACILITY IS LOCATED. HOWEVER, THE TOWN OF PAYSON, OR OTHER PUBLIC AGENCIES HAVING JURISDICTION, POSSESSES RIGHT OF ACCESS FOR CLEARING, CLEANING, OR CHANNELIZING, IF NOT PROPERLY MAINTAINED BY THE PROPERTY OWNER. ALL FUNDS EXPENDED FOR THIS MAINTENANCE AND/OR REPAIR BY THE TOWN OF PAYSON WILL BE CHARGED TO THE HOA OR INDIVIDUAL PROPERTY OWNER.
- ALL ROADS WITHIN THE PROJECT BOUNDARY ARE TO BE PUBLIC.
- NO MANUFACTURED HOMES SHALL BE ALLOWED IN THIS DEVELOPMENT.
- NATURAL DRAINAGE CONVEYANCES, EITHER WITH OR WITHOUT A DRAINAGE EASEMENT CANNOT BE RELOCATED WITHOUT WRITTEN APPROVAL FROM THE TOWN OF PAYSON. ANY CONSTRUCTION THAT IMPEDES THE DRAINAGE FLOW IN ANY WAY IS STRICTLY PROHIBITED.
- COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHAPARRAL VISTA ARE RECORDED IN FEE #
- LOTS 1 THRU 4, 6 THRU 9, 11 AND 12 ARE HILLSIDE LOTS AND SHALL CONFORM TO THE REQUIREMENTS OF HILLSIDE SUBDIVISION SECTION 154-07-002H OF THE TOWN OF PAYSON UNIFIED DEVELOPMENT CODE. AN INDIVIDUAL GRADING AND DRAINAGE PLAN PREPARED BY ARIZONA REGISTERED CIVIL ENGINEER FOR EACH OF THESE LOTS SHALL BE SUBMITTED AND APPROVED BY THE PAYSON PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT AND BUILDING PERMIT



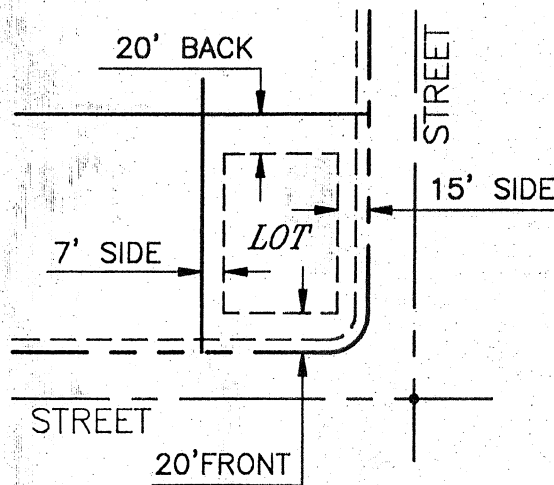
VICINITY MAP
N.T.S.

BASIS OF BEARINGS

THE SECTION LINE BETWEEN
THE SOUTHEAST CORNER SECTION 26
AND THE SOUTH 1/4 CORNER SECTION 26
BEING: N 90°00'00" W
(PER R.O.S. 2326 GCR)



TYPICAL DRAINAGE,
SLOPE & PUBLIC UTILITY EASEMENT
N.T.S.



TYPICAL BUILDING SETBACKS
N.T.S.

SHEET INDEX

SHEET No.	DESCRIPTION
1	COVER SHEET
2	FINAL PLAT

LEGEND

○	FOUND MONUMENTATION AS NOTED
●	CENTERLINE SURVEY MONUMENT
---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	CENTER LINE
---	LOT LINE
---	EASEMENT LINE
302-23-006B	ASSESSOR'S PARCEL NUMBER
(R)	RECORD
(M)	MEASURED
(Rad.)	RADIAL BEARING
P.U.E.	PUBLIC UTILITY EASEMENT
S.E.	SLOPE EASEMENT
D.E.	DRAINAGE EASEMENT (SEE NOTE 2)
N.D.C.	NATURAL DRAINAGE CONVEYANCE (SEE NOTE 5)

DEDICATION

STATE OF ARIZONA }
COUNTY OF GILA }

KNOW ALL MEN BY THESE PRESENTS:

SCOVERN LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS SUBDIVIDED UNDER THE NAME OF CHAPARRAL VISTA, A PORTION OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 10 EAST OF THE GILA AND SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID CHAPARRAL VISTA, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE MEASUREMENTS AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS CONSTITUTING SAME, AND THAT EACH LOT AND EACH STREET SHALL BE KNOWN BY THE NUMBER OR NAME THAT IS GIVEN TO EACH RESPECTIVELY ON SAID PLAT, AND HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE HEREBY RESERVED FOR THE PURPOSES SHOWN HEREON. CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.

IN WITNESS WHEREOF:

SCOVERN LLC, AN ARIZONA LIMITED LIABILITY COMPANY, HAS CAUSED ITS NAME TO BE SIGNED:

THIS _____ DAY OF _____ 2016.

BY: _____
MEMBER

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF GILA }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2016.

BY: _____
WHO ACKNOWLEDGED HIMSELF TO ME TO BE THE _____ MEMBER
OF SCOVERN LLC, AND THAT AS SUCH, BEING AUTHORIZED SO TO DO,
SIGNED THE NAME OF THE COMPANY AS SUCH OFFICER.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

APPROVALS

APPROVED BY THE COMMON COUNCIL OF THE TOWN OF PAYSON, ARIZONA,
THIS _____ DAY OF _____ 2016.

BY: _____
MAYOR, TOWN OF PAYSON, ARIZONA

ATTEST: _____
TOWN CLERK

APPROVED BY THE PUBLIC WORKS DIRECTOR OF THE TOWN OF PAYSON,
ARIZONA, THIS _____ DAY OF _____ 2016.

SUBSTANTIALLY CONFORMS TO PRELIMINARY PLAT. ENGINEERING PLANS
COMPLY WITH THE SUBDIVISION REQUIREMENTS.

BY: _____
LARON GARRETT, P.E.
PUBLIC WORKS DIRECTOR

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP, CONSISTING OF TWO (2) SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JANUARY 2016, THAT THE SURVEY IS TRUE AND COMPLETE, LOT CORNERS ARE MARKED WITH A 5/8" REBAR WITH L.S. TAG #12314 AND THE MONUMENTS ACTUALLY EXIST. THEIR POSITIONS ARE CORRECTLY SHOWN AND SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Prepared by



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Project No. 15-21

